

Redditch Borough Council

Planning Committee

Committee Updates

13th July 2016

2015/143/FUL Ashleigh Works , 24 Bromsgrove Road

No updates

2015/343/OUT Churchill Medical Centre , Tanhouse Lane

Additional comments

Additional negotiations have taken place since drafting the report and the applicant has agreed to the following matters in respect to the S106 Agreement:-

- A financial contribution for the provision of affordable housing in the locality,
- A financial contribution for the improvements / signage for the nearby cycle route.
- A financial contribution for the provision of enhancements to the Town Centre
- A financial contribution for the provision of waste management.
- A financial contribution for open space provision.
- A financial contribution for playing pitch provision.
- A financial contribution for children's play provision.

Whilst the affordable housing provision has changed from on site to an off site contribution, Housing Strategy officers have confirmed that they are happy with this form of contribution on this occasion.

AMENDED RECOMMENDATION:

That having regard to the development plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration to GRANT planning permission subject to:-

- 1) The satisfactory completion of a S106 planning obligation ensuring the following provision:-
 - b) A financial contribution for the provision of affordable housing in the locality,
 - c) A financial contribution for the improvements / signage for the nearby cycle route.
 - d) A financial contribution for the provision of enhancements to the Town Centre
 - e) A financial contribution for the provision of waste management.
 - f) A financial contribution for open space provision.
 - g) A financial contribution for playing pitch provision.
 - h) A financial contribution for children's play provision.

And

- 2) subject to the conditions and informatives stated in the main report with an amendment to condition 11 to read as follows:-
 - 11) No development shall take place until full details of an ecological mitigation and enhancement scheme has been submitted to and approved in writing by the Local Planning

Authority. These details shall include measures recommended in the Extended Phase 1 Survey and Ecological Constraints Assessment 1 July 2016 and measures recommended in a bat survey that is required to be carried out at the appropriate time of year and before the submission of a reserved matters application / detailed application. The approved schemes shall be fully implemented prior to the first occupation of the development.

Reason:- In the interests of ecology in the local area and in accordance with Policy B(NE).3 of the Borough of Redditch Local Plan No.3 and paras 9 and 109 of the National Planning Policy Framework.

2016/090/FUL Land Rear Of Chaceley Court, Mason Road

No Updates

2016/134/FUL 12 Park Walk, Redditch

No Updates

2016/140/FUL Dawson Tyre Services, 4A Imex Spaces Business Centre

Public Consultation Response

1 further representation received in objection

Comments are summarised as follows:

- * Unit A4 is situated in the busiest part of the Imex Business Centre between my unit (A5) and unit A3. Many of our vehicles are loaded and unloaded Monday to Friday between 0500 to 0900 and 1600 and 1900 hrs. Unit A3 & A5 also receive deliveries throughout the day. Having the general public walking or exercising in this working environment would be high risk to the health and safety of the site.

I have no problem with the gym being onsite but I believe this is the wrong unit

2016/141/COU 8 - 10 Unicorn Hill, Redditch

No Updates

2016/145/FUL Land To The Rear Of No. 4, Upper Crossgate Road

1 Letter of support has been submitted in support of the proposed development from a member of the public who works near to the application site and a petition containing nearly 100 signatures from local business employees has also been submitted in support of the application.

2016/173/FUL Land Off, Dixon Close

Consultations

Air Quality: Worcestershire Regulatory Services

WRS have considered the impact on local air quality from the development and have recommended measures to mitigate the cumulative impact on local air quality from the development.

Assessment of Proposal

Page 67 of the main report (penultimate paragraph), comments that the access point whereby construction vehicles would be routed via the Enfield Industrial Estate would also be used as an emergency access point. Whilst the emergency access would also be via the Enfield Industrial Estate, the EA would be via a hammerhead as per earlier applications which is located approximately 80 metres to the east. Further clarification in this respect can be provided at the meeting.

To address the comments received by the Air Quality Team: Worcestershire Regulatory Services, it is recommended that additional informatives be attached to any decision notice in the case of planning permission being granted. These appear as informatives 7 and 8 as set out below;

RECOMMENDATION:

As per the recommendation as set out on Page 68 of the main report with the inclusion of additional information items: 7 and 8 as set out below:

Informatives

- 7) The applicant is advised to consider the provision of appropriate cabling and an outside electrical socket for each property to enable ease of installation of an electric vehicle charging point (houses with dedicated parking). The charging point should be operational prior to first occupation of the development and should comply with BS7671. The socket should comply with BS1363, and must be provided with a locking weatherproof cover if located externally to the building.
- 8) The applicant is advised to provide secure cycle parking facilities in accordance with Worcestershire County Council LTP3 Policy and AQAP Measure 5.3.7. Full details of the location, type of rack, spacing, numbers, method of installation and access to cycle parking should be incorporated within the development of this site.

2016/183/FUL Valley Stadium, Bromsgrove Road

No Updates